

Good evening and thank you for the opportunity to present our requests regarding the Kroehler Mansion (2-unit Townhome) at Heritage Place.

Our goal throughout this project has been to preserve and restore this important part of Naperville’s history while thoughtfully integrating it into the surrounding Heritage Place community.

Tonight, we are respectfully requesting the Commission’s review and approval of three specific items:

- **Black exterior window frames in place of the previously approved white exterior window frames.**
- **Moire Black roof shingles in place of the previously approved Weathered Wood roof shingles.**
- **Demolition and reconstruction of the front porch to replicate its original appearance, as documented in the earliest available photographs.**

The presentation will demonstrate that black windows are already widely represented throughout the Historic District, including on 23 other homes, and that they provide a more restrained and cohesive appearance for the Mansion. The Moire Black roof will complement the black windows and match the roofing used throughout Heritage Place, helping visually connect the Mansion with the surrounding community.

Regarding the front porch, early pre permit exploratory work revealed extensive deterioration, including rotted wood, a sagging roof, sinking foundations and cracking masonry. The porch was removed, and a new foundation, concrete slab and framing have already been completed. The remaining work has been paused while we seek the Commission’s approval to proceed. Our intention is to reconstruct the porch using the same dimensions, proportions and architectural character shown in the Mansion’s early photographs—not to introduce a new or modern design.

We believe these three requests work together to create a cohesive and historically respectful restoration that strengthens the Kroehler Mansion’s role as the architectural centerpiece of Heritage Place. We appreciate the Commission’s consideration and welcome the opportunity to explain the historical and architectural basis for each request.

2 Unit Townhome at Heritage Place – Naperville
126 – 128 N Wright St Naperville IL



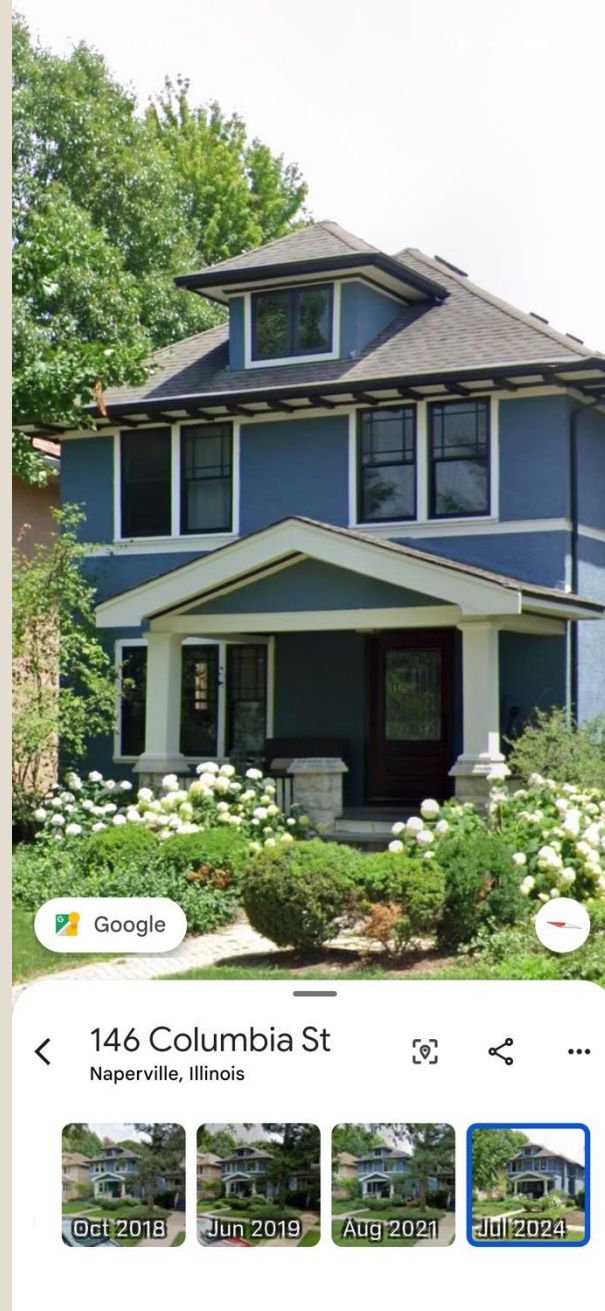
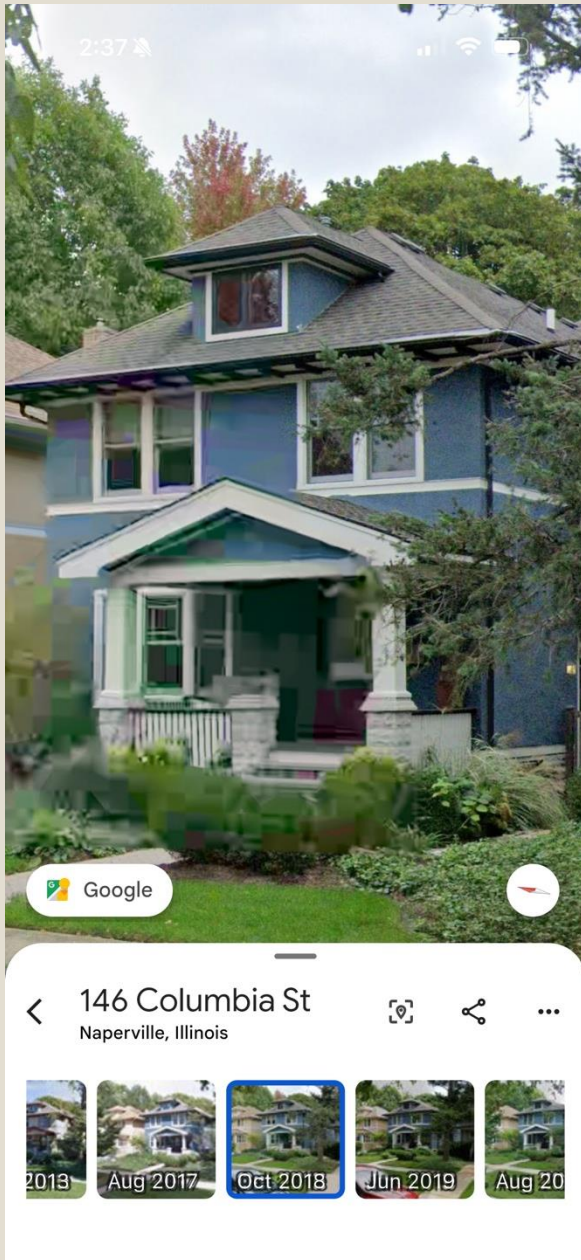
Requesting review and approval for:

1. Black windows in lieu of White windows
2. Moire Black shingle roof in lieu of Weathered Wood shingle roof
3. Demolition and reconstruction of the front porch

2 Unit Townhome at Heritage Place – Naperville
126 – 128 N Wright St Naperville IL

- Fits the Character of the Heritage place neighborhood while still being a color widely used in the Historic district on 23 other homes
- Highlighted Historic district map shows the location of homes in the Historic district currently with black windows

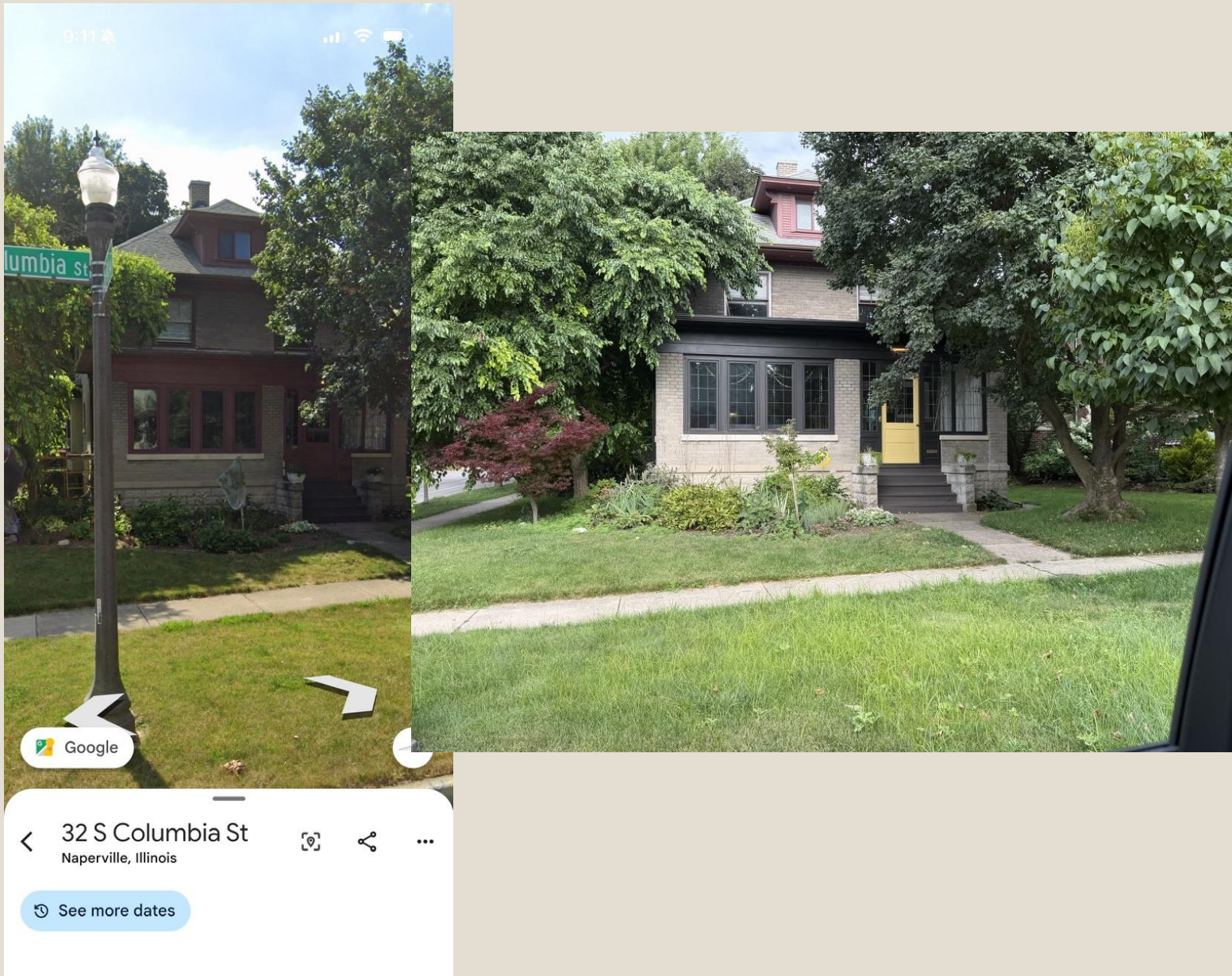
2 Unit Townhome at Heritage Place – Naperville
126 – 128 N Wright St Naperville IL



Requesting review for:

1. Black windows in lieu of white
 - 150 N Columbia showing that the windows had been changed from White to Black sometime between 2018 and 2024

2018 Google Earth vs 2024 Google Earth



Requesting review for:

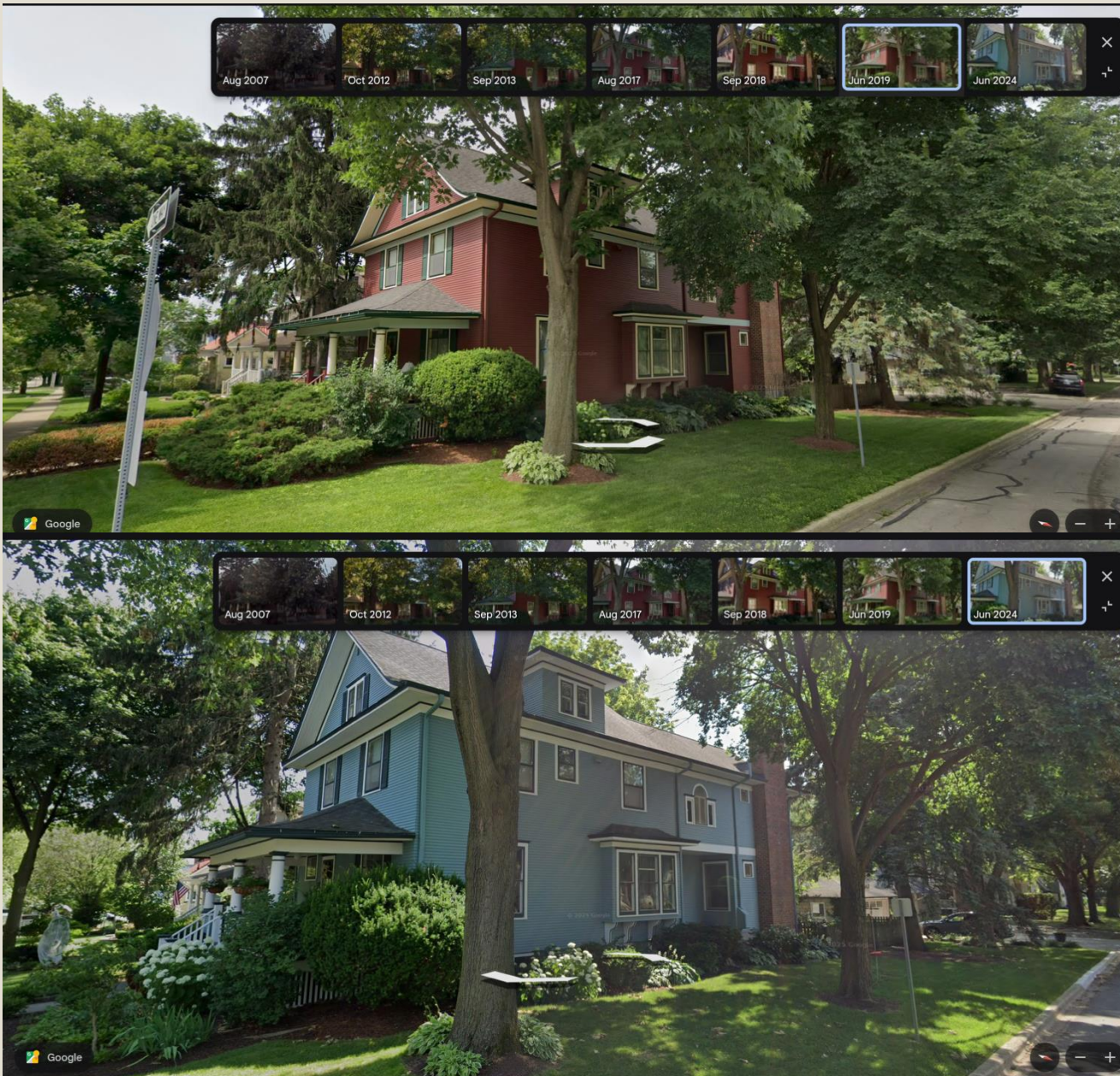
1. Black windows in lieu of white
 - 31 N Columbia showing that the windows had been changed from Red to Black sometime between June 2024 and July 31 2026

2024 Google Earth vs 7-31-24 Picture taken

Requesting review for:

1. Black windows in lieu of white

- 23 N Columbia showing that the windows had been changed from Green to Black sometime between June 2024 and July 31 2026
- Green shutters to Black shutters
- Red siding to Blue siding



2019 Google Earth vs 2024 Google Earth



Requesting review for:

1. Black windows in lieu of white

- Other homes in the Historic District with Black windows
- Pictures of 23 other homes with Black windows within the historic district boundaries



Pictures taken 7-31-26



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Pictures taken 7-31-26



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Pictures taken 7-31-26

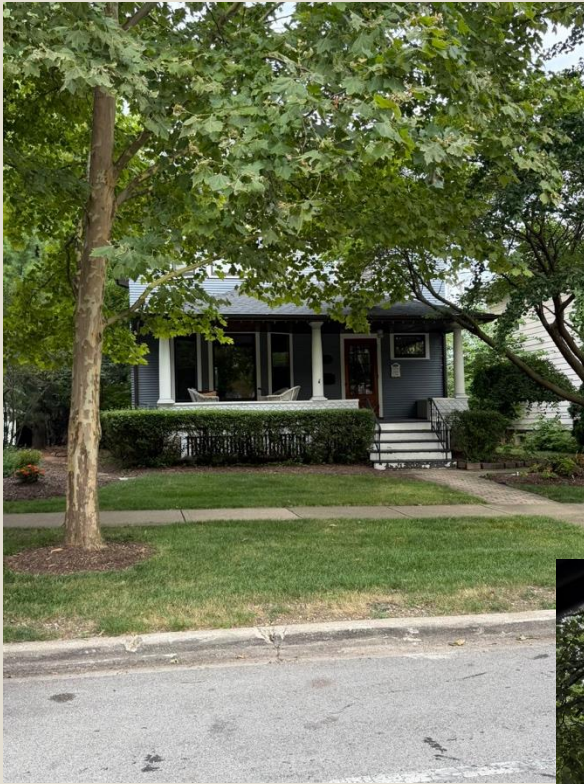


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Black windows

Heritage Place was designed around the preservation and restoration of the Kroehler Mansion, an important part of Naperville’s architectural history. The proposed change from white to black window frames would strengthen that preservation-focused design by creating a quieter, more cohesive relationship between the new townhomes and the Mansion.

Black window frames provide a traditional, understated appearance that complements the masonry, rooflines, architectural detailing, and darker accent materials used throughout the community. Unlike bright white frames, which create a pronounced contrast and can visually over emphasize each individual window opening, black frames recede into the glass and allow the overall architecture, masonry, proportions, and craftsmanship of the buildings to remain the primary focus.

The darker frames would also help establish an appropriate architectural hierarchy within the development. The new townhomes should complement the Kroehler Mansion without competing with it. By reducing the visual prominence of the windows on the updated construction, the black frames create a more restrained backdrop and allow the Mansion to remain the community’s historic focal point.

The color change is intended to improve the compatibility and cohesiveness of the completed community. Black window frames are durable, timeless, and well suited to the historic character of Heritage Place as with many of the homes as noted in the historic district.

For these reasons, we believe black windows will produce a more thoughtful and historically respectful final result than the previously approved white windows, while remaining fully consistent with the architectural intent of Heritage Place and its relationship to the restored Kroehler Mansion.

Our request is not intended to modernize or diminish the historic character of the property. It is intended to create a more restrained and complementary architectural background—one that allows the restored Kroehler Mansion, rather than the windows of the new construction, to remain the defining visual element of Heritage Place.



Requesting review for:

Moire Black shingle roof in
lieu of Weathered Wood
shingle roof

- Original shingles on the building are believed to be orange clay tile
- Previous approval was weathered wood color which we believe Moire Black to be a color more consistent with the Heritage Place neighborhood as Moire Black is the color used on all Heritage Place Townhome units.
- Many roof colors exist in the Historic district today



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Weathered Wood



Moiré Black

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Requesting review for:

1. Demolition and reconstruction of the front porch
 - The front porch of the building was removed due to many factors during our exploratory phase.
 - Including:
 - Rotted wood
 - Sagging roof
 - Sinking foundation at piers
 - Sinking porch slab
 - Cracking of brick due to sinking piers

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Requesting review for:

1. Demolition and reconstruction of the front porch
 - The front porch has had a new foundation installed as shown on the permit set of building plans submitted to Naperville which duplicates the size of the original.
 - New concrete slab has been poured
 - Porch has been reframed to duplicate the size of the original porch with the proper structure to again support weight as it originally was when it had walkable surface above.
 - Trim work on the porch is planned to be the same style as original



2 Unit Townhome at Heritage Place – Naperville
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Requesting review for:

1. Demolition and reconstruction of the front porch
 - Porch surface poured concrete
 - Railings to match original
 - Brick piers to be rebuilt to be height of original
 - Flower pots on top of brick columns as original existed

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In closing, we respectfully request the Commission's approval of these three items as part of one unified preservation effort for Heritage Place and the Kroehler Mansion.

The black windows and Moire Black roof were selected to create a more cohesive and historically compatible appearance throughout the community. Black windows are already present on at least 23 homes within the Historic District, and their understated appearance allows the Mansion's masonry, proportions, and architectural detailing to remain the primary focus. The Moire Black roof will complement the windows, provide consistency with the other Heritage Place buildings, and create a more appropriate backdrop for the Mansion than the previously approved Weathered Wood color.

Regarding the front porch, exploratory work revealed significant deterioration, including rotted wood, a sagging roof, sinking foundations and cracking masonry. Demolition and partial reconstruction have already occurred, and the remaining work has been paused pending the Commission's approval. Our intent is not to redesign or modernize the porch, but to reconstruct it in the same size and character as the original porch shown in the earliest historic photographs. This includes restoring its original proportions, brick piers, trim details, railings, walkable upper surface and flowerpots atop the columns, while providing a sound foundation and structure that will preserve it for generations.

We recognize and respect the Commission's responsibility to protect Naperville's historic resources. These requests are intended to strengthen, not diminish, the historic character of the property. We respectfully ask for approval to complete the work so the Kroehler Mansion can once again stand as the restored architectural centerpiece of Heritage Place and an enduring part of Naperville's history.

